

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
100 ft. E of easternmost end * ZONING COMMISSIONER
of Grey Rock Road *
"Grey Rock Bath House" * OF BALTIMORE COUNTY
3rd Election District *
3rd Councilmanic District * Case No. 92-98-A
Grey Rock, Inc. *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the height of accessory bath house structures to be 21 and 23 ft., in lieu of the permitted 15 ft., as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner/property owner, Grey Rock, Inc., by Mark Dopkin, Esquire, appeared. Also appearing on behalf of the Petition was John Dormant, a principal in Grey Rock, Inc. and George Gavrelis, an expert Land Planner. There were no Protestants.

Testimony indicated that the subject property, known as Grey Rock, is a residential subdivision located adjacent to Reisterstown Road in the Third Councilmanic District. The entire site is approximately 52 acres in size and features a variety of zoning classifications. The Petitioner is developing a residential community comprised of approximately 240 dwellings, including both Villa Townhomes and European Flats.

The subject Petition addresses a variance requested for an accessory use on site; namely, a pool with accessory structures. Specifically, Mr.

Gavrelis testified that the Developer proposes to build a pool with accessory bath houses for the use of the residents of the subdivision. Further, testimony indicated that because of the restrictive covenants for this community, as well as the Petitioner's esthetic concerns, a compatible architectural style is required for the entire community. In order to achieve a compatible architectural style for the accessory bath houses, they must be built to an elevation of 21 and 23 ft. in lieu of the permitted 15 ft.

Mr. Gavrelis further testified that a denial of the variance would unnecessarily burden the property owner in that the aforementioned esthetics could not be maintained and compliance not ensured with the restrictive covenants. Lastly, he indicated that the granting of the variance would not adversely affect the public safety and welfare, but would be compatible with the existing locale, and the spirit and intent of the zoning regulations. It should further be noted that the Zoning Advisory comment from the Office of Planning is favorable to the proposed variance.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

-2-

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variance was not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of Oct, 1991 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the height of accessory bath house structures to be 21 and 23 ft., in lieu of the permitted 15 ft., in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible

-3-

for returning, said property to its original condition.

LES:mmn
cc: Peoples Counsel

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date 10/23/91
By Mr. Dopkin

ORDER RECEIVED FOR FILING

Date 10/23/91
By Mr. Dopkin

ORDER RECEIVED FOR FILING

Date 10/23/91
By Mr. Dopkin

ORDER RECEIVED FOR FILING

Date 10/23/91
By Mr. Dopkin

-4-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204

887-3353

October 22, 1991

Mark D. Dopkin, Esquire
20 South Charles Street
Baltimore, Maryland 21201

RE: Petition for Zoning Variance
Grey Rock, Inc., Petitioner
Case No. 92-98-A

Dear Mr. Dopkin:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
cc: Peoples Counsel
cc: John Dormant, President, Grey Rock, Inc.
cc: George Gavrelis, Daft, McCune and Walker



Petition for Variance

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.3 to permit the height of accessory bath house structures to be 21 and 23 feet in lieu of the permitted 15 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Strict compliance with the standard is unnecessarily burdensome.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:

Mark D. Dopkin
20 South Charles Street
Baltimore, MD 21201
City and State

Attorney's Telephone No.: 539-6967

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Legal Owner(s):
Grey Rock, Inc.
(Type or Print Name)
Signature
John Dormant, President
(Type or Print Name)
Signature

P. O. Box 4308 561-9900
Address Phone No.
Lutherville, MD 21093
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY LES DATE 8/24/91

DAFT-MCCUNE WALKER, INC.
200 East Pennsylvania Avenue Towson, Maryland 21204 301 296 3333 FAX 301 296 4705



Land Planning
Environmental Sciences
Landscape Architecture
Computer Technology
Engineering
Surveying/GIS

Description

To Accompany Zoning Petition

0.16 of an Acre Parcel

Northeast of the Intersection of

Reisterstown Road with Mount Wilson Lane

Third Edition District, Baltimore County, Maryland

Beginning for the same at the point North 59 degrees East 1370 feet, more or less, from the intersection of the centerline of Reisterstown Road, variable width, with the centerline of Mount Wilson Lane, thence running, referring all courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, the four following courses and distances, viz: (1) North 25 degrees 27 minutes 00 seconds East 115.00 feet, thence (2) South 64 degrees 33 minutes 00 seconds East 60.00 feet, (3) South 25 degrees 27 minutes 00 seconds West 115.00 feet, and thence (4) North 64 degrees 33 minutes 00 seconds West 60.00 feet to the point of beginning; containing 0.16 of an acre of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

Project No. 87030.C1

July 25, 1991



A Team of Land Planning Environmental & Engineering Professionals Providing Complete Site Services & Development Solutions

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting 10/23/91
Posted for: Variance
Petitioner: Grey Rock, Inc.
Location of property: 0.16 of an acre parcel, northeast of Grey Rock Road, "Grey Rock Bath House"
Location of Signs: SE corner of Reisterstown and Grey Rock Roads, at intersection to subject property
Remarks:
Posted by: L.E. Schmidt Signature Date of return: Petitioner 7/25/91
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 10/2, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/26, 1991.

THE JEFFERSONIAN,

S. Zerk Miller
Publisher

56191

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case Number: 92-98-A
100' E of Easternmost end of Grey Rock Road
3rd Election District
3rd Councilmanic
Petitioner: Grey Rock, Inc.
Hearing Date: Monday, Oct. 21, 1991 at 2:00 p.m.
Variance: to permit the height of accessory bath house structure to be 21 and 23 ft. in lieu of the permitted 15 ft.
Zoning Commissioner of Baltimore County
October 20, 1991

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/12/91
THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on 10/12/91.

OWINGS MILLS TIMES,
S. Zube Olson
Publisher

\$1491

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date

8/25/91

H9200099

PUBLIC HEARING FEES	QTY	PRICE
020 -ZONING VARIANCE (OTHER)	1 X	\$175.00
TOTAL:		\$175.00

LAST NAME OF OWNER: GREY ROCK, INC.

Cashier Validation

Please Make Checks Payable To: Baltimore County

receipt

PAID PER HAND-WRITTEN
RECEIPT DATED
8/30/91

Account: R-001-6150
Number

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date

92-98

Account: R-001-6150
Number

Item #99
NON RES. VAR. 175.00
OWNER: GREY ROCK INC.
100' EAST OF THE EASTERNMOST
DESC. END OF GREY ROCK RD. THEN
3RD C.
3RD ED.
16' AL.

0440450083NICHRC \$175.00
SA 0111074408-23-91
Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date 8/20/91

COMPUTER DOWN

Account: R-001-6150
Number

NON RES. VAR. 175.00

OWNER: GREY ROCK INC.
100' EAST OF THE EASTERNMOST
DESC. END OF GREY ROCK RD. THEN
3RD C.
3RD ED.
16' AL.

0440450083NICHRC \$175.00
SA 0111074408-23-91
Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

COPY

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

September 17, 1991

Grey Rock, Inc.
P. O. Box 4308
Lutherville, Maryland 21093

Re: Case Number: 92-98-A
100' E of Easternmost end of Grey Rock Road
3rd Election District - 3rd Councilmanic
Petitioner(s): Grey Rock, Inc.
HEARING: MONDAY, OCTOBER 18, 1991 at 2:00 p.m.
CORRECTION IN DATE AND/OR TIME OF HEARING

Please be advised that the Notice of Public Hearing for the above captioned matter should read as follows:

DAY: MONDAY
DATE: OCTOBER 21, 1991
TIME: 2:00 p.m.

cc: MARK D. DOPKIN, ESQ.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

October 7, 1991

Mark D. Dopkin, Esquire
20 South Charles Street
Baltimore, MD 21201

RE: Item No. 99, Case No. 92-98-A
Petitioner: Grey Rock, et al
Petition for Variance

Dear Mr. Dopkin:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 10/8/91

Grey Rock, Inc.
P. O. Box 4308
Lutherville, Maryland 21093

RE:
CASE NUMBER: 92-98-A
100' E of Easternmost end of Grey Rock Road
"Grey Rock Bath House"
3rd Election District - 3rd Councilmanic
Petitioner: Grey Rock, Inc.
HEARING: MONDAY, OCTOBER 18, 1991 at 2:00 p.m.
21

Dear Petitioner(s):

Please be advised that \$ 21.00 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

James E. Dyer
Chairman

ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Mark D. Dopkin, Esq.

Zoning Plans Advisory Committee Comments
Date: October 7, 1991
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,
James E. Dyer

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw
Enclosures

cc: Mr. John Dorman
Grey Rock, Inc.
P.O. Box 4308
Lutherville, MD 21093

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

SEPTEMBER 13, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-98-A
100' E of Easternmost end of Grey Rock Road
"Grey Rock Bath House"
3rd Election District - 3rd Councilmanic
Petitioner: Grey Rock, Inc.
HEARING: MONDAY, OCTOBER 18, 1991 at 2:00 p.m.
21

Variance to permit the height of accessory bath house structures to be 21 and 23 ft. in lieu of the permitted 15 ft.

J. Robert Hines
Zoning Commissioner of
Baltimore County

cc: Grey Rock, Inc.
Mark D. Dopkin, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 20th day of August, 1991.

Arnold Jablon
DIRECTOR

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Grey Rock, et al
Petitioner's Attorney: Mark D. Dopkin

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 30, 1991
Zoning Administration and
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Grey Rock, Inc., Item No. 99

In reference to the applicant's request, staff offers the following comments:

Based upon a review of the information provided, this office is confident that the proposed bathhouse would be compatible with the architectural design of the existing mansion and the proposed dwellings.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/pat

ITEMNO99/TKTROZ

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

SEPTEMBER 16, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: GREY ROCK, INC.

Location: 100' E OF THE EASTERMOST END OF GREY ROCK ROAD

Item No.: 99 Zoning Agenda: SEPTEMBER 3, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *A. J. Rife* Noted and Approved *W. F. Brink*
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/REK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 24, 1991
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for September 3, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 55, 56, 54, 82, 85, 88, 89, 90, 93, 94, 96, 97, 98, and 99.

For Item 81, see the County Review Group comments for the St. Lukes Apartment site.

For Item 91, the previous County Review Group and Public Works Agreement comments remain in effect.

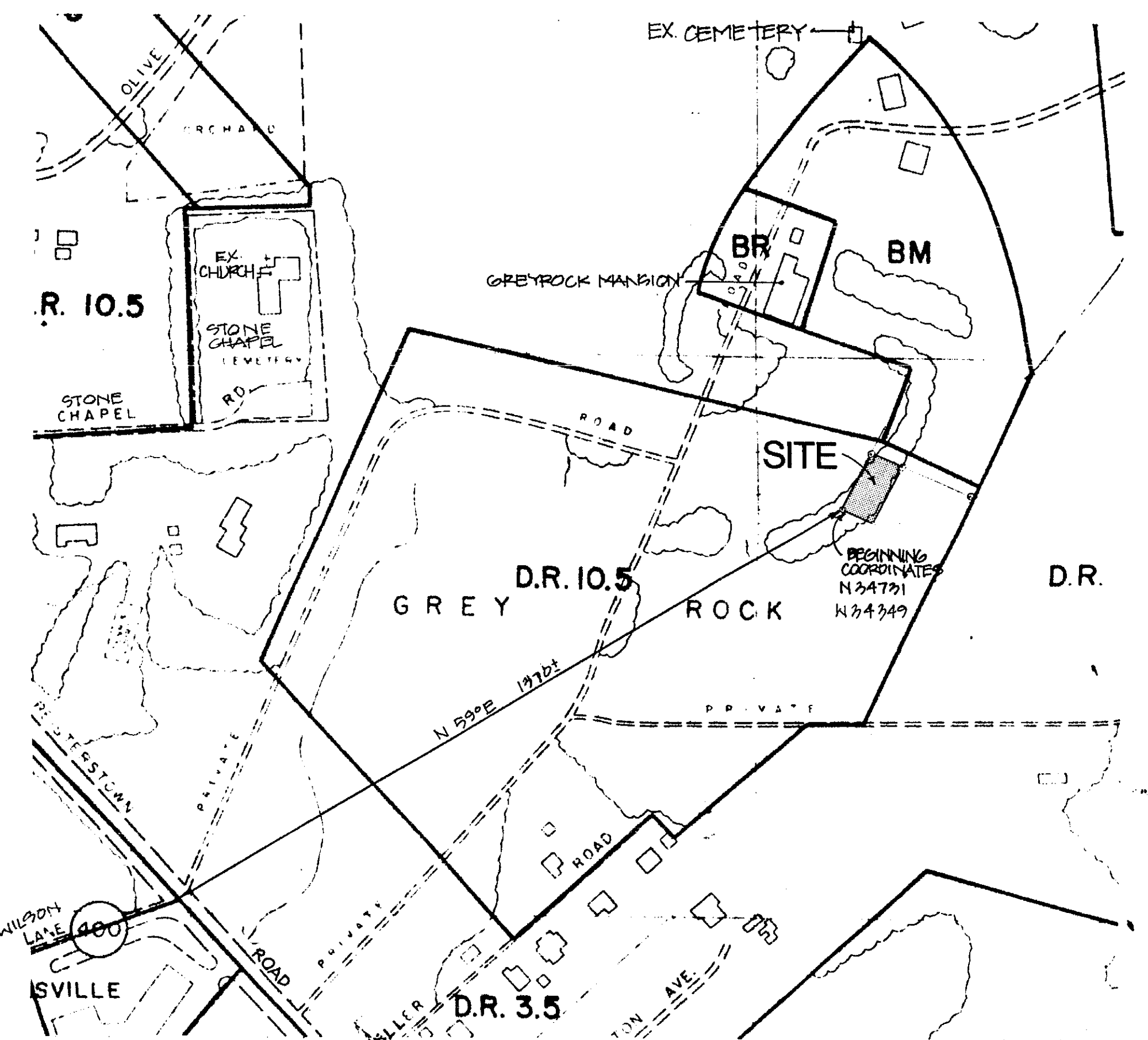
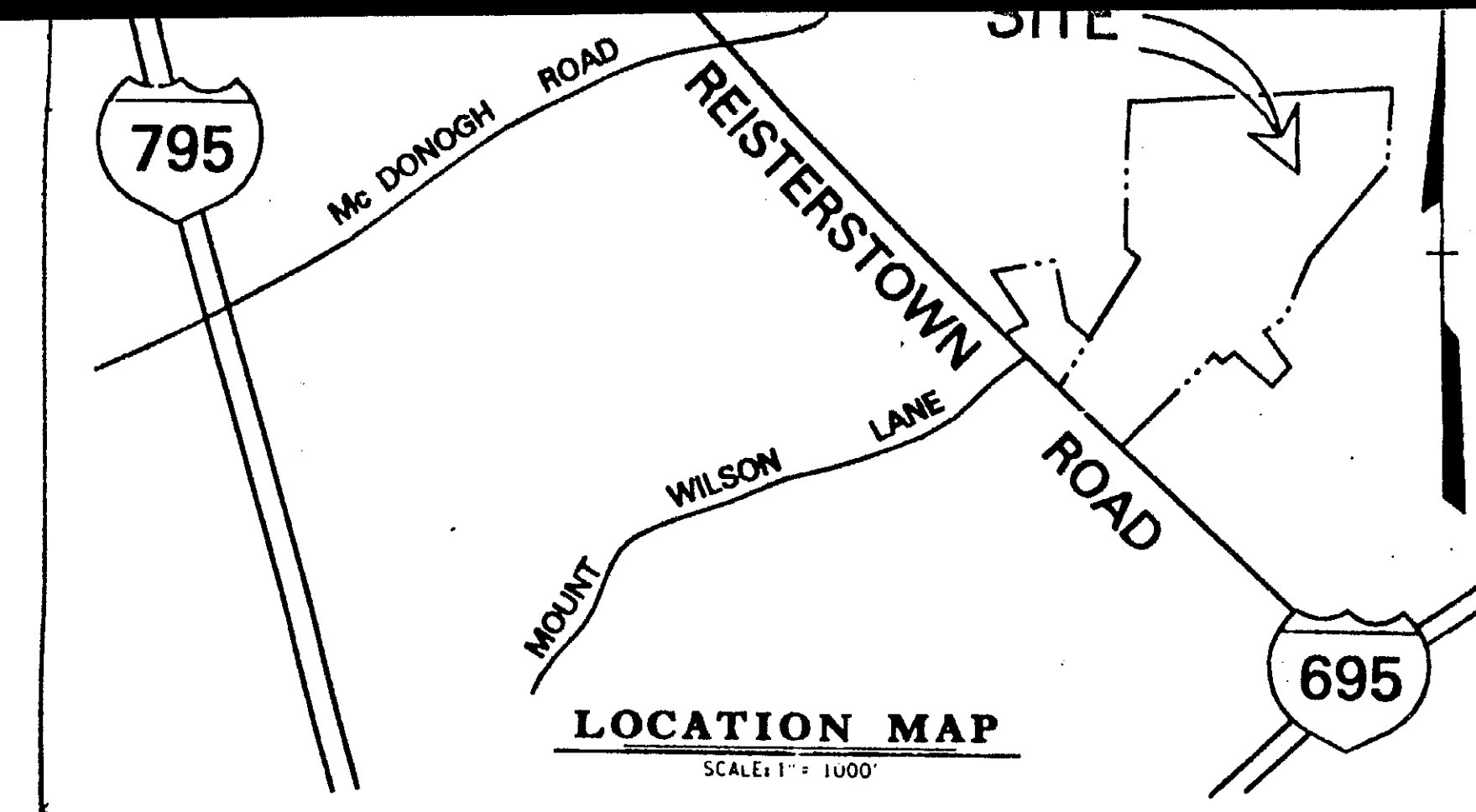
For Item 92, the previous County Review Group comments remain in effect.

For Item 95, see the County Review Group comments for this site.

For Item 101, comments are reserved for this site until the County Review Group meeting.

Robert W. Bowling
ROBERT W. BOWLING, P.E. Chief
Developers Engineering Division

RWB:s



1988 COMPREHENSIVE ZONING MAP SHEET N.W. 9F

SCALE: 1"=200'

92-98-A

#99

TO: ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: RICHARD F. SEIM, PLANS REVIEW CHIEF,
DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 99
PROPERTY OWNER: Grey Rock, Inc.
LOCATION: 100' E of the Easternmost end of Grey Rock Road
(no address)
ELECTION DISTRICT: 3rd
COUNCILMANIC DISTRICT: 3rd

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.02.02, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- () PARKING LOCATION () RAMPS (degree slope)
- () NUMBER PARKING SPACES () CURB CUTS
- () BUILDING ACCESS () SIGNAGE
- (V) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- (V) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 517.0 COUNCIL BILL #192-90 (BALTIMORE COUNTY BUILDING CODE).
- () OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1990 NATIONAL BUILDING CODES AS ADOPTED BY COUNTY COUNCIL BILL #192-90 EFFECTIVE 1/13/91

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: October 8, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famill

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: September 3, 1991

ITEM NUMBER: 99

Please see the C.R.G. comments for this site.

Rahee J. Famill
Rahee J. Famill
Traffic Engineer II

RJF/lvd

Vol. I, No. 1 Fall, 1991

PORTICO

News from The Village of Grey Rock

Breaking Ground

A gala celebration on June 17 marked the beginning of construction for The Village of Grey Rock. Guests enjoyed the hospitality of hosts John Dormont, George McCleary and Richard G. Carter, principals of Grey Rock, Inc. Luncheon fare and Maryland wines set the tone for the gracious lifestyle now taking form on the magnificent 52-acre historic site overlooking the entrance to the Green Spring Valley.

"This is a plan that is a win-win for everyone."

Councilman C.A. "Dutch" Rappapberger

"We need growth and development, but we need to make sure we have green spaces," commented Councilman Rappapberger. "This is a plan that is a win-win for everyone. It will maintain the dignity and character of this area."

The event was covered enthusiastically by the press in light of The Village of Grey Rock's prestigious location and the breakthrough of a climb in new home sales. Newspapers, radio and television commentators reported on the "new way of living" now underway in Garrison, Maryland.

At the podium...

Honored guests on the ceremonial groundbreaking shovels included U.S. Congressman Benjamin L. Cardin, State Senator Paula Hollinger, Third District Baltimore County Councilman C.A. "Dutch" Rappapberger, III, Second District Baltimore County Councilman Melvin Mintz, Baltimore County Director of Community Development Frank Welsh, and Bank of Baltimore President John C. Haigh.

Speakers' remarks during the ceremonies harmonized on both the quality and the concept of the European Flats and the Villas. The unique, new residential properties coupled with Grey Rock's sound conservation-oriented approach to the land management, drew rave reviews from all.

WBAL-TV interviews Richard Carter

Senator Paula Hollinger

Councilman C.A. "Dutch" Rappapberger

Congressman Benjamin Cardin

Left to right: Councilman Melvin Mintz, Mr. John Haigh, Councilman C.A. "Dutch" Rappapberger, Mr. Frank Welsh, Senator Paula Hollinger, Congressman Benjamin Cardin, Mr. George McCleary, Mr. John Dormont, Mr. Richard Carter

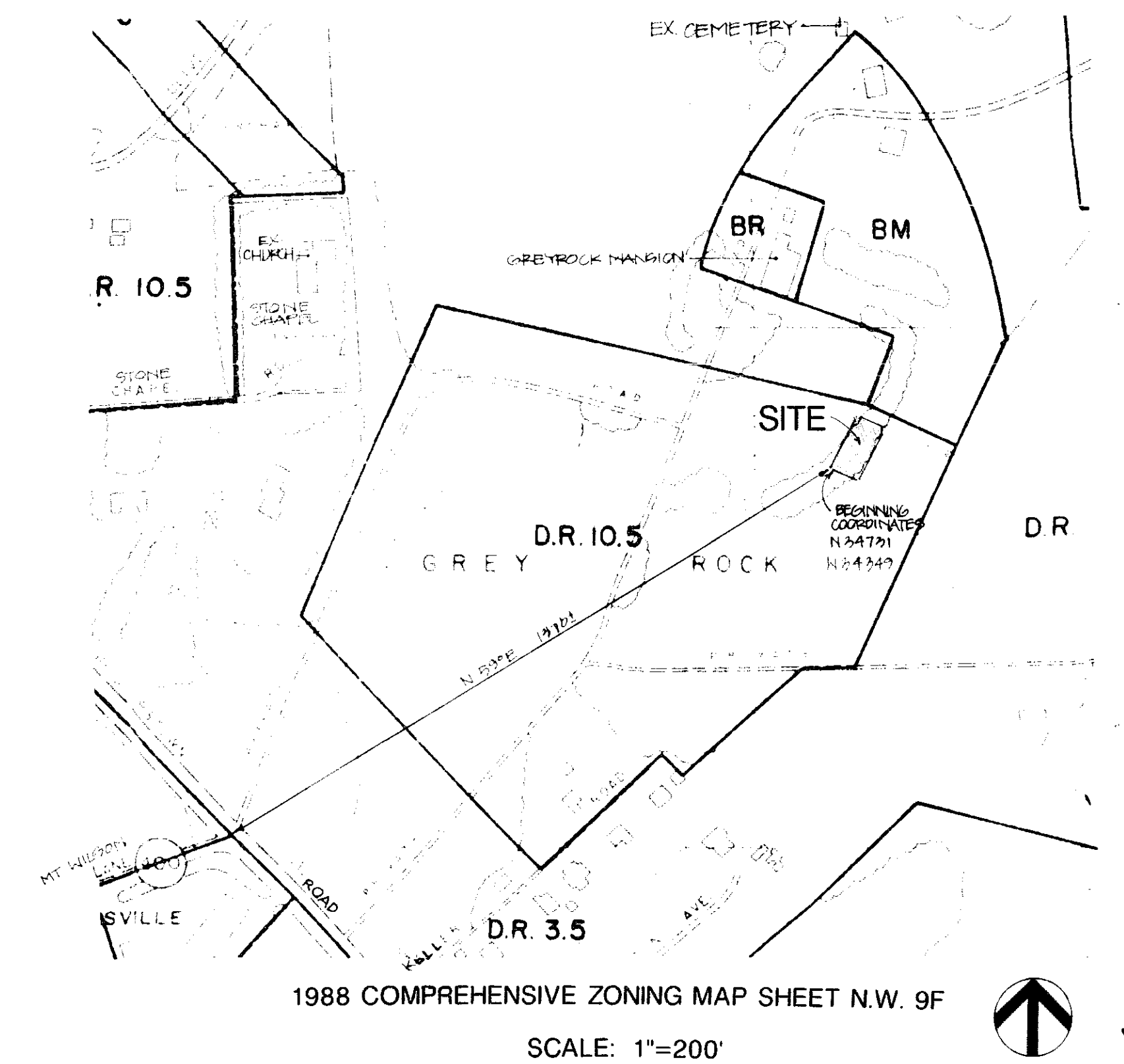
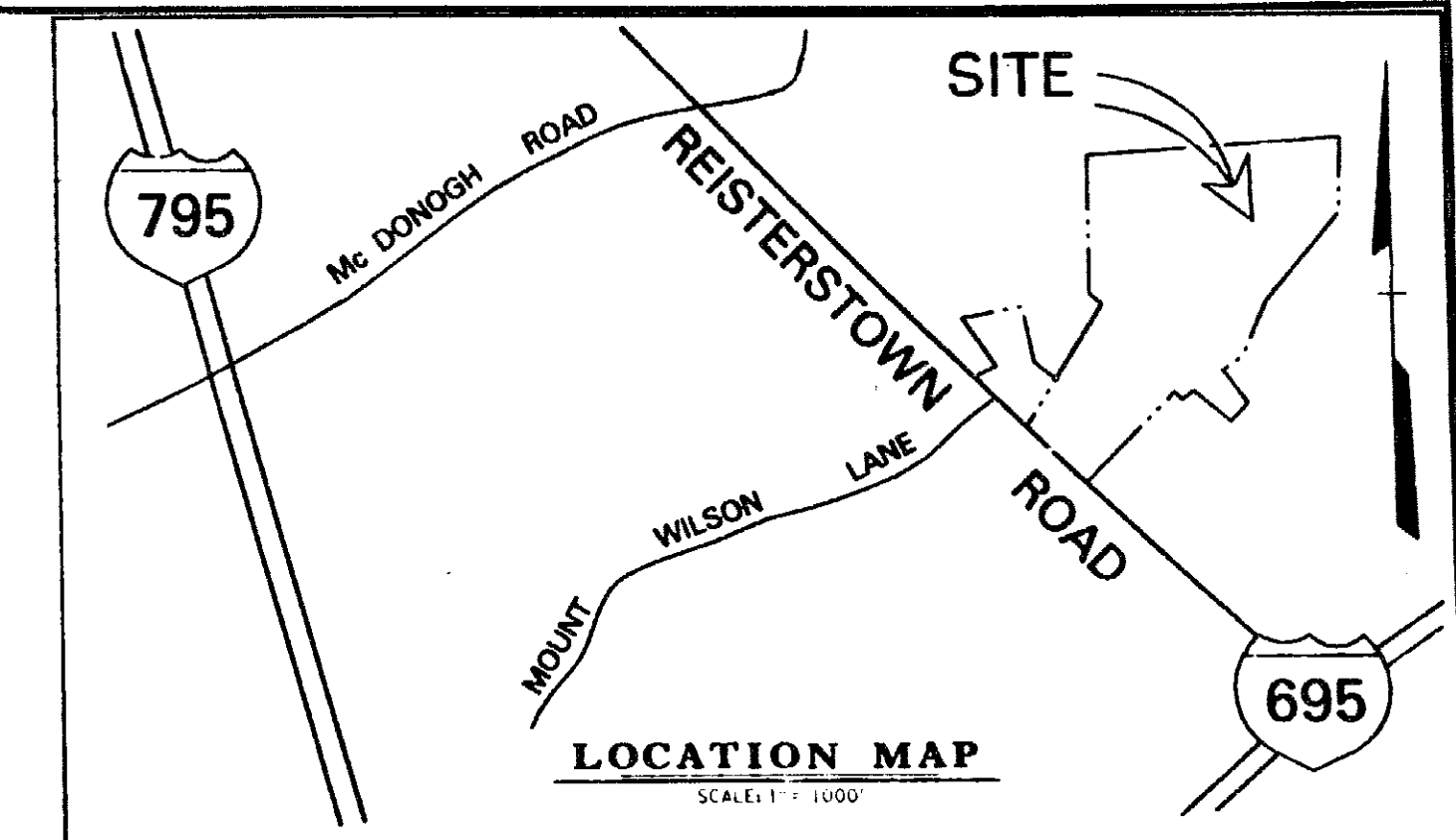
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

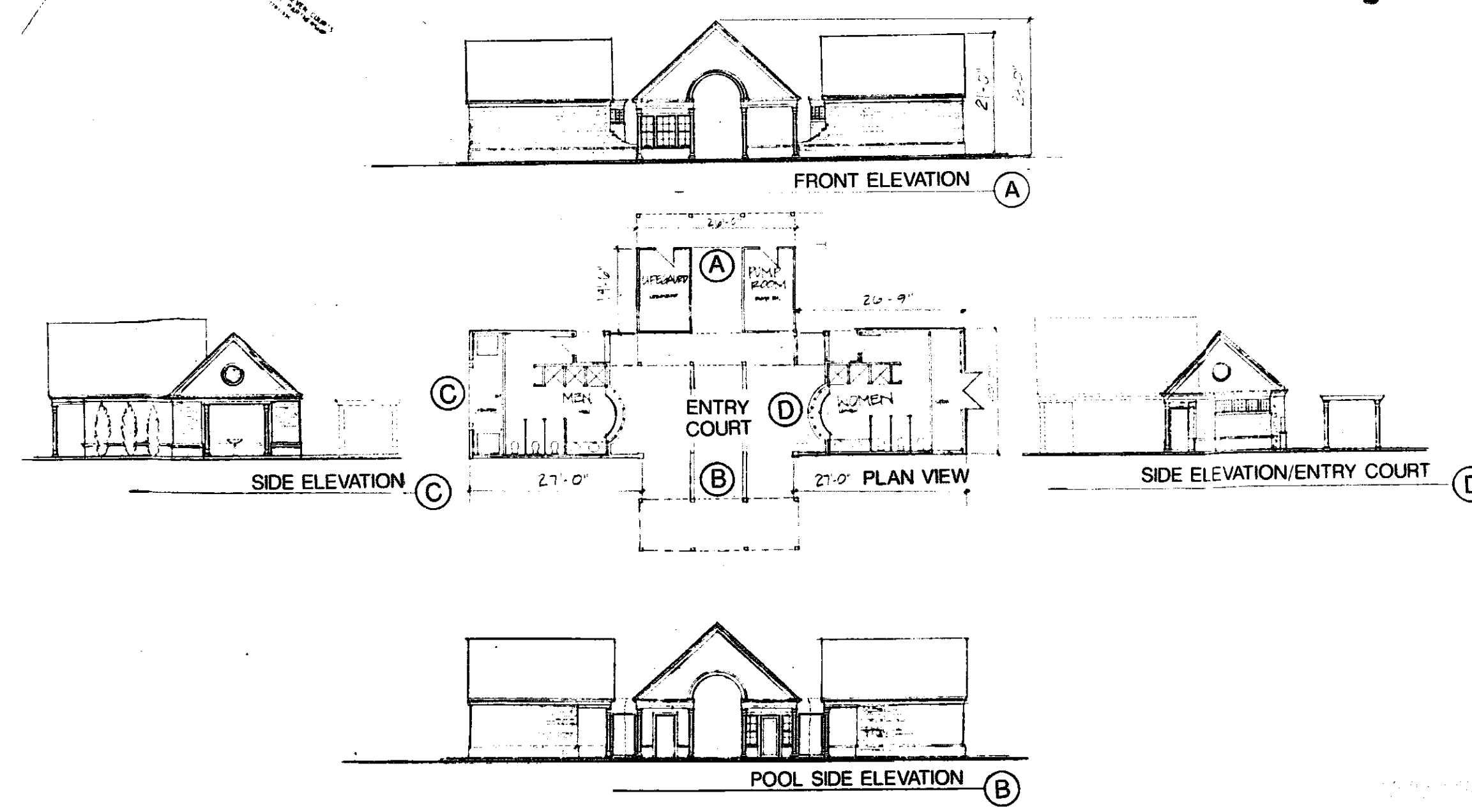
NAME	ADDRESS
MARK D. DOPKIN	20 S. Charles St 21201
JOHN DORMONT	81 Old Padonia Rd
GEORGE GARRELLIS	200 E. Pennsylvania Ave 21204

General Zoning Notes

- County Council District: 3
Property Address: Grey Rock Road, Baltimore MD 21208
- Existing zoning is DR 10.5. Present zoning of BR, BR, DR 10.5 and DR 3.5 was created by 1988 Comprehensive Zoning Map Issue 3-214.
- Any sign shall comply with Section 411.1 and the Zoning Commissioner's Policy Manual.
- Parking Calculations: Proposed pool and pool house is restricted to residents of Grey Rock and their guests.
Pool Capacity 172 persons
Required Parking 25 spaces
1/7 persons
Parking Provided 25 spaces
- Owner: Greyrock, Inc.
Address: P.O. Box 4308
Lutherville, MD 21093
561-9900
- Deed Reference
SM 8176/729

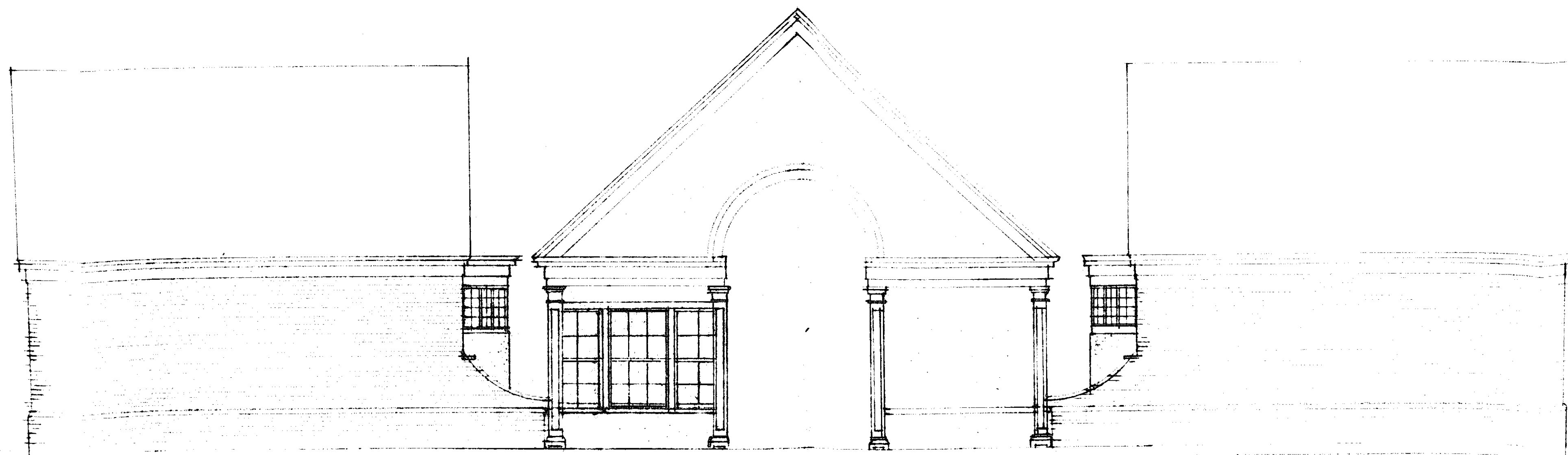
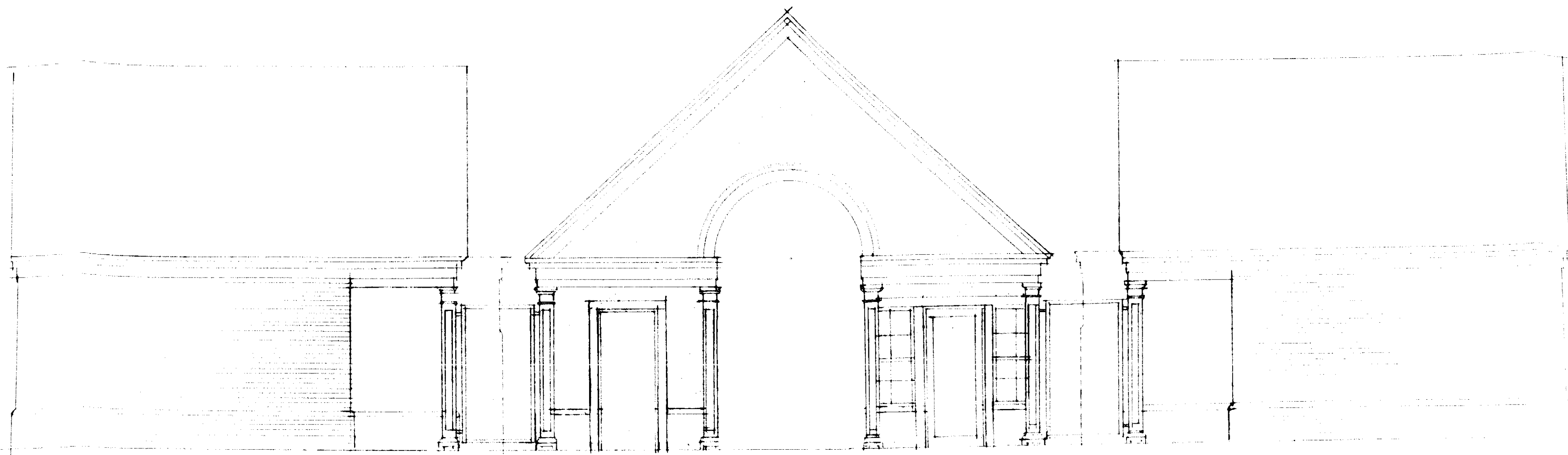


92-98-A



BATH HOUSE
PLAN AND ELEVATIONS
SCALE: 1/16"=1'-0"

		DAFT McCune Walker Inc. LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS ENGINEERS & SURVEYORS 200 E. PENNSYLVANIA AVE. TOWSON, MD 21206 TELEPHONE (301) 296-3333	
PLAN AND PLAT TO ACCOMPANY ZONING PETITION GREY ROCK BATH HOUSE 3RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND			
	SCALE: 1" = 100'		#99
	JOB ORDER NO. 87030C		
	ISSUE DATE AUGUST 7, 1991		
	REVISIONS		
DATE			



PETITIONER'S
EXHIBIT No 3

Columbia Design Collective
 Architects, Planners, Landscape Architects
 801 North 1st Street
 Baltimore, Maryland 21202
 Phone: 410.528.1119
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